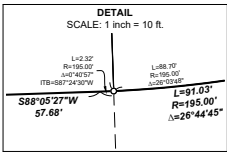
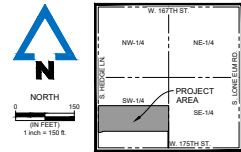


FINAL PLAT OF 175 COMMERCE CENTRE EAST

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 23 EAST CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. KJ-150963, DATED: APRIL 9, 2026 AT 12:00 AM.
 A PORTION OF TRACT 1 AND TRACT 2 OF A SPLIT SURVEY RECORDED NOVEMBER 23, 2020 AS DOCUMENT NO. 20201123-010570 IN BOOK 20021 AT PAGE 010570 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSON COUNTY, KANSAS SAID TRACT 2 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE IN SAID COUNTY AND STATE, THIS ORIGINAL DESCRIPTION WAS PREPARED APRIL 13, 2026, UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-181 UNDER THE AUTHORITY OF MEC CORPORATE CERTIFICATE, LICENSE NUMBER 138, AND BECAME MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF AFORESAID TRACT 2, THENCE S88°03'32\"/>

SURVEYOR'S NOTES:
 1. BASIS OF BEARINGS: KANSAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE. MEASUREMENTS SHOWN HEREON ARE REFERENCED TO US SURVEY FEET.
 2. FIELD SURVEY WAS COMPLETED FEBRUARY 5, 2026.
 3. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN 687,107.
 4. SITU ADDRESS HAS NOT BEEN ASSIGNED (TRACT 1, SPLIT SURVEY) AND 2240 WEST 175TH STREET (TRACT 2, SPLIT SURVEY), OLATHE, JOHNSON COUNTY, 66062 (PER THE JOHNSON COUNTY AIMS WEBSITE).
 5. SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE X-1 AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 200601070 AND 200601070G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, REVISED AUGUST 3, 2006.
 6. SUBJECT PROPERTY IS CURRENTLY ZONED AS R-2 INDUSTRIAL, AND BUSINESS PARK.

NOTICE:
 THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE OLATHE MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORMWATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY.

MAINTENANCE OF TRACTS A, B, C, D, AND E:
 TRACTS 'A' SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 8 OR BY A DULY FORMED BUSINESS ASSOCIATION.

PLAT DEDICATION:
 THE STREETS, DRIVES, ROADS, TERRACES AND OTHER WAYS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED.
 THE "ACCESS EASEMENT" OR "PAC" AS SHOWN ON THIS PLAT IS RESERVED BY THE UNDERSIGNED PROPRIETOR, ITS HEIRS AND ASSIGNS, FOR THE INGRESS AND EGRESS OF THE OWNERS AND OCCUPANTS AND THEIR GUESTS OF THE ADJACENT LOTS AS SHARED ENTRY COURSES.
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS AND CABLE, SIDEWALKS, ETC. OVER, UPON AND UNDER THE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENTS" OR "PAC".
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO ENTER UPON, CONSTRUCT AND MAINTAIN CONDUITS, SANITARY SEWER PIPES, PIPES, UPON AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" OR "SSE".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DECARE, TITRATE, TERRACE, TERRACE, THOSE PORTIONS OF THE STREETS AND ROADWAYS SHOWN IN SAID HEADING LINE, TOGETHER WITH ALL OTHER PARCELS AND PARTS OF LAND INDICATED ON THIS PLAT, AND NOT HERETOFORE DEDICATED, AS STREETS, TERRACES, ROADS, DRIVES, LANES, AVENUES, COURTS, PLAZAS, ETC. FOR PUBLIC USE AS PUBLIC WAYS OR THROUGHWAYS, SUBJECT TO THE RIGHT HEREBY RESERVED TO THE PRESENT OWNER AND HIS SUCCESSORS AND ASSIGNS FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES AND WIRES UNDER, OVER AND ALONG SAID ROADWAYS.
 THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREES AND CONSENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE RIGHT TO RELEASE SUCH LAND PROMISED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHWAYS, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIE AND EFFECT OF ANY SPECIAL ASSESSMENT, AND ALTERATION OF PRESENT OR FUTURE STORMWATER DETENTION, DRAINAGE, AND TREATMENT FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE DITCHES, PIPES, CONVEYANCE LINES, BASINS, LEAF STRUCTURES, MANHOLES AND RELATED APPURTENANCES, TO COLLECT, DETAIN, TREAT, AND TRANSMIT STORMWATER THROUGH, UPON, AND ACROSS A PORTION OF THE OWNER'S PACE. THE SMP EASEMENTS ARE MORE PARTICULARLY BOUNDARIED AND DESCRIBED ON THIS PLAT AS TRACTS 'A'-'E'.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "175 COMMERCE CENTRE EAST".
 IN TESTIMONY WHEREOF, I, JEFFREY P. MEANS, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2026.

BY: _____
 NAME: _____
 ITS: _____
 STATE OF: KS
 COUNTY OF: _____

ON THIS _____ DAY OF APRIL, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, MANAGER OF 175 COMMERCE CENTRE LAND, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID PERSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____ DAY OF _____, 2026.

WAYNE JANNER, CHAIRMAN
 APPROVED BY THE GOVERNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____ DAY OF _____, 2026.
 JONATHAN MAYOR

ATTEST:
 BRENDA SWEARINGIN, CITY CLERK

THIS IS TO CERTIFY THAT JEFFREY P. MEANS, A PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1381, HAS MADE A SURVEY OF THE PROPERTY HEREIN DESCRIBED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SUCH STANDARDS ARE ACCEPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONALS.

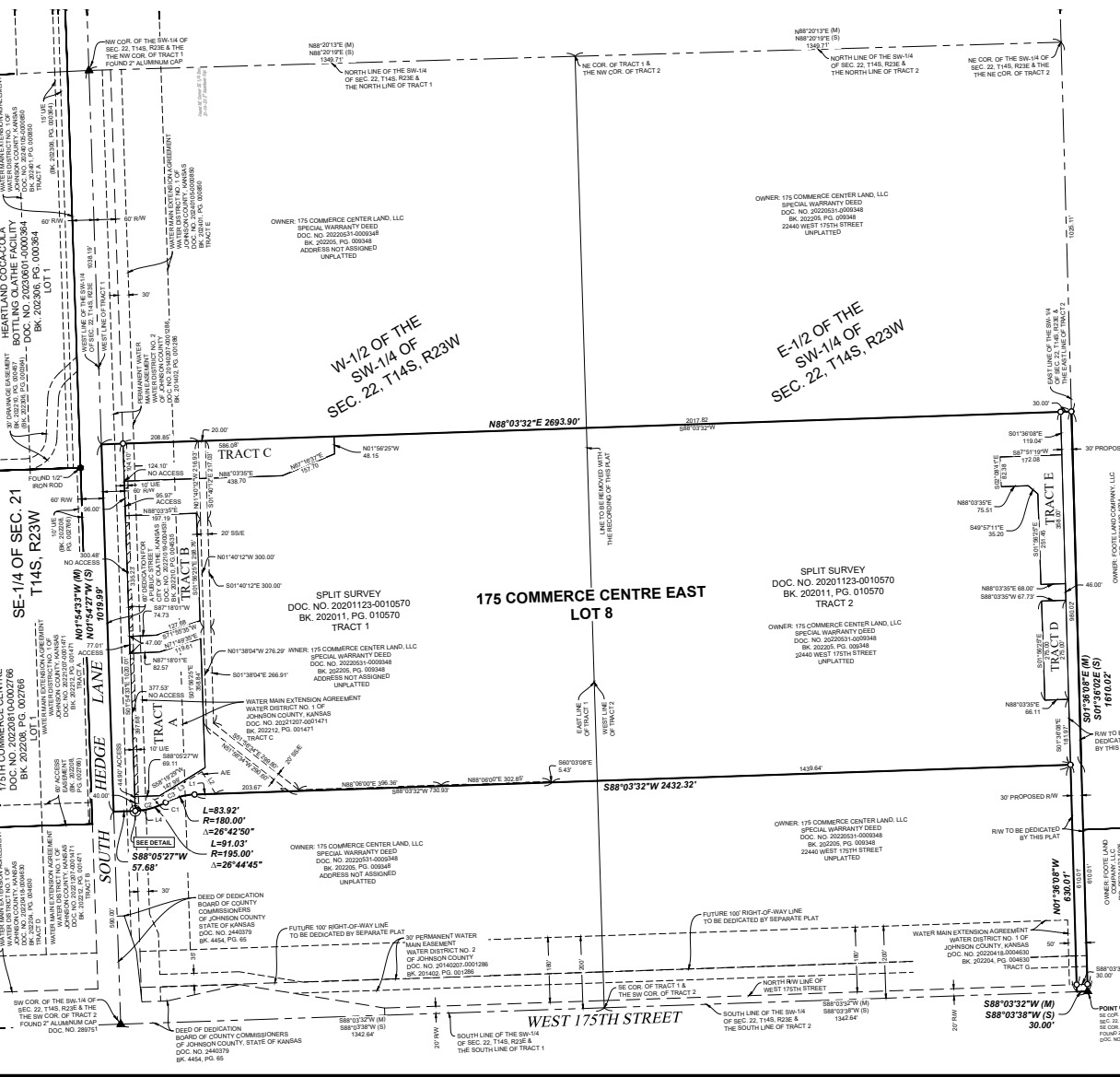
| LINE TABLE | | |
|------------|---------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N88°03'32\"/> | |

| CURVE TABLE | | | |
|-------------|--------|---------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 88.59' | 174.54' | 20°31'19\"/> |

| AREA SUMMARY | |
|----------------------|-----------------------------------|
| TRACT A AREA | 75,508.50 SQ. FT. OR 1.743 AC. ± |
| TRACT B AREA | 14,849.80 SQ. FT. OR 0.339 AC. ± |
| TRACT C AREA | 58,889.50 SQ. FT. OR 1.336 AC. ± |
| TRACT D AREA | 18,489.80 SQ. FT. OR 0.423 AC. ± |
| TRACT E AREA | 33,429.50 SQ. FT. OR 0.767 AC. ± |
| ADDITIONAL AREA | 68,859.00 SQ. FT. OR 1.578 AC. ± |
| EXISTING ARTERIAL RW | 61,861.50 SQ. FT. OR 1.419 AC. ± |
| TOTAL AREA | 262,916.60 SQ. FT. OR 6.011 AC. ± |

| COMMON ABBREVIATIONS | |
|----------------------|--------------------------|
| COR. | CORNER |
| R/W | RIGHT-OF-WAY |
| BK. | BOOK |
| P.G. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| CA | CADASTRAL MEASUREMENT |
| (S) | SPLIT SURVEY MEASUREMENT |

| GENERAL LEGEND | |
|----------------|---|
| --- | SURVEY BOUNDARY |
| - - - - | SECTION LINE |
| --- | PARCEL LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE |
| --- | EASEMENT LINE |
| --- | LIMITS OF NO ACCESS FOUND SECTION CORNER (AS NOTED) |
| --- | FOUND MONUMENT (AS NOTED) |
| ○ | SET 1/2" x 24" IRON ROD W/ MEC CAP |



REMEMBER!

**FINAL PLAT OF
175 COMMERCE CENTRE EAST**

| | | | |
|----------|----------|------------------------|------|
| ENGINEER | DRAWN BY | REVISIONS | DATE |
| J. JONES | J. JONES | OLATHE, KANSAS | |
| SURVEYOR | DATE | SECTION 22, T14S, R23E | |
| J. MEANS | 01/01 | 20260804-3-00 | |
| | | NO. 20260804-3-00 | |
| | | June 2, 2026 | |

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 Olathe, Kansas 66150
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